



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, February 14, 2019 - 7:11 PM

Berkeley Unified School District Board Room, 1231 Addison Street, Berkeley
(Wheelchair Accessible)

Preliminary Matters:

Roll Call:

Patrick Sheahan, appointed by Councilmember Davila
Deborah Matthews, appointed by Councilmember Wengraf
Alfred Twu, appointed by Councilmember Robinson
Shoshana O'Keefe, appointed by Councilmember Hahn
Brian Gan, appointed by Councilmember Bartlett
Carrie Olson, appointed by Councilmember Harrison
Teresa Clarke, appointed by Councilmember Kesarwani
Igor Tregub (Chairperson), appointed by Mayor Arreguin

Absent:

D. Pinkston

Approved Leave of Absence:

C. Kahn
D. Kim
J. Selawsky

Ex Parte Communication Disclosures: None

Public Comment:

Speakers: 0

Agenda Changes:

2119 Eighth Street, 1940 Haste Street, 2025 Durant Avenue, and 2028 Bancroft Way moved to Consent Calendar.

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Consent Calendar:

1. [1605 Solano Avenue](#) – New Public Hearing

Application: Use Permit #ZP2018-0203 to add a medical practitioner office use for a holistic day spa (includes massage), in an existing 1,115 sq. ft. tenant space.
Zoning: C-SO – Solano Avenue Commercial
CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
Determination: (“Existing Facilities”).
Applicant: Kathryn Fairbanks, Sundhari LLC, P.O. Box 7284, Berkeley
Owner: Susan and Paul De Landa, 7605 Fallen Leaf Lane, Salinas
Staff Planner: Allison Riemer, ariemer@cityofberkeley.info, (510) 981-7433
Recommendation: **APPROVE** Use Permit #ZP2018-0203 pursuant to Section 23B.32.040.
Motion / Second: **C. Olson/ D. Matthews**
Vote: **8-0-0-1** (Absent: D. Pinkston)
Action: **APPROVED**

2. [2119 Eighth Street](#) – New Public Hearing

Application: Use Permit #ZP2017-0055 to construct a detached, two-story, 1,692 sq. ft. single-family dwelling at the rear of a parcel that contains an existing 1,948 sq. ft. single-family dwelling, and to reduce the rear yard setback.
Zoning: R-1A – Limited Two-Family Residential
CEQA Categorically exempt pursuant to Section 15303 of the CEQA Guidelines
Determination: (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development Projects”).
Applicant/ Owner: Cynthia Elliott, 2119 Eighth Street, Berkeley
Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
Recommendation: **APPROVE** Use Permit #ZP2017-0055 pursuant to Section 23B.32.040.
Motion / Second: **C. Olson/ D. Matthews**
Vote: **8-0-0-1** (Absent: D. Pinkston)
Action: **APPROVED**

3. [1940 Haste Street](#) and [2428 Milvia Street](#) – New Public Hearing

Application: Use Permit #ZP2017-0130 to relocate a two-story residential building from 2028 Bancroft Way to the front of 1940 Haste, and relocate the existing three-story residential building to the rear. Provide two of the required parking spaces on the adjacent property at 2428 Milvia or waive parking spaces.
Zoning: R-3 – Multiple Family Residential
CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
Determination: (“In-Fill Development Projects”).
Applicant: Erik Waterman, Studio KDA, 1810 6th Street, Berkeley
Owner: 1940 Haste Street LLC, 2278 Shattuck Avenue, Berkeley
Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: **CONTINUE** Use Permit #ZP2017-0130 pursuant to Section 23B.32.040.
Motion / Second: **C. Olson/ D. Matthews**
Vote: **8-0-0-1** (Absent: D. Pinkston)
Action: **CONTINUED**

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Consent Calendar (continued)

4. 2025 Durant Avenue – New Public Hearing

Application: Use Permit #ZP2017-0102 to remove 26 parking spaces on the ground floor to construct 2 new dwelling units and a 725 sq. ft. common space for a total of approximately 2,845 sq. ft. of new residential floor area.

Zoning: C-DMU – Downtown Mixed Use, Buffer

CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

Determination:

Applicant: Erik Waterman, Studio KDA, 1810 6th Street, Berkeley

Owner: 2025 Bancroft Way LLC, 2278 Shattuck Avenue, Berkeley

Staff Planner: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

Recommendation: **APPROVE** Use Permit #ZP2017-0102 pursuant to Section 23B.32.040.

Motion / Second: **C. Olson/ D. Matthews**

Vote: **8-0-0-1** (Absent: D. Pinkston)

Action: **APPROVED**

5. 2028 Bancroft Way – New Public Hearing

Application: Use Permit #ZP2017-0103 to relocate an existing two-story residential building to 1940 Haste Street and construct a 33,539 sq. ft., six-story, 62’ tall, residential building with 37 dwellings (including 2 Below Market Rate units).

Zoning: C-DMU – Downtown Mixed Use, Buffer

CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

Determination:

Applicant: Erik Waterman, Studio KDA, 1810 6th Street, Berkeley

Owner: 2028 Bancroft Way LLC, 2278 Shattuck Avenue, Berkeley

Staff Planner: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

Recommendation: **APPROVE** Use Permit #ZP2017-0103 pursuant to Section 23B.32.040.

Motion / Second: **C. Olson/ D. Matthews**

Vote: **8-0-0-1** (Absent: D. Pinkston)

Action: **APPROVED**

Action Calendar:

6. Approval of Action Minutes from January 24, 2019

Recommendation:	APPROVE
Motion / Second:	C. Olson / T. Clarke
Vote:	5-0-3-1 (Abstain: B. Gan, D. Matthews, A. Twu; Absent: D. Pinkston)
Action:	APPROVED

7. Election of Chair and Vice Chair of the Zoning Adjustments Board.

Motion / Second:	C. Olson / T. Clarke
Vote:	8-0-0-1 (Absent: D. Pinkston)
Action:	Shoshana O’Keefe elected chair. Election of vice chair continued.

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Action Calendar (continued)

8. **Extend the Subcommittee for the Zoning Ordinance Revision Project (ZORP) and elect 3 ZAB members to the subcommittee.**

Motion / Second:	C. Olson / P. Sheahan
Vote:	8-0-0-1 (Absent: D. Pinkston)
Action:	Continued.

9. **Appointments to the Design Review Committee.**

Motion / Second:	T. Clarke / C. Olson
Vote:	8-0-0-1 (Absent: D. Pinkston)
Action:	Continued.

Adjourn: 7:43 PM

Members of the Public:

Present: 6

Speakers: 0
